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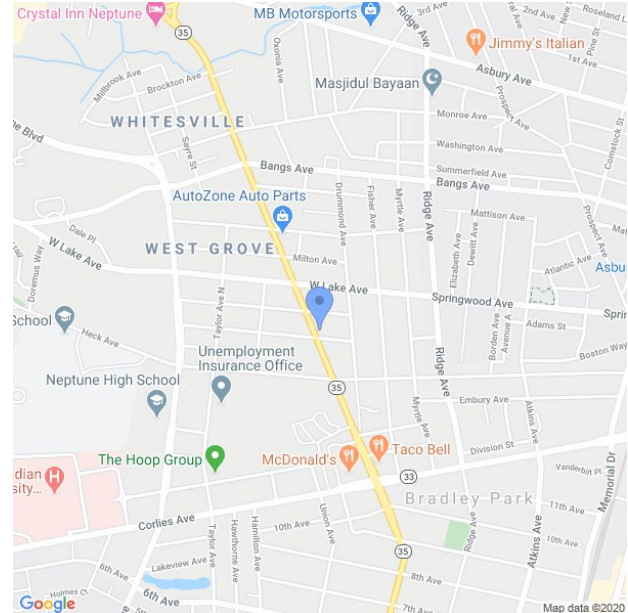


Long-Term Leased Day Care Center For Sale

200 ROUTE 35 1813 GREENWOOD AVENUE, NEPTUNE, NEW JERSEY 07753



COMMERCIAL • RETAIL • FOR SALE



SALE PRICE \$2,999,999
ZONING C7

YEAR BUILT 2008
GROSS BLDG 17,000 SQFT
LAND AREA .43 ACRES

- DOZ zoned • In major redevelopment area • Tenant has 44 locations and \$50 million in revenue
- Single tenant building, government funded • Custom built with high-end finishes • ADA compliant • Elevator
- Parking lot for 12 cars and ample street parking • 7.45% cap rate • \$223,526 NOI
- Beautifully designed exterior is very visible with excellent facade for signage • Custom built with high end finishes
- Taxes \$30,496.50 (2017)

Single tenanted, leased building for sale

Two Story Commercial/Retail Building for Lease in Busy Retail Corridor

Located on the corner of Route 35 North and Greenwood Avenue. Easy access to Routes 18, 33, 66, 71 and the Garden State Parkway. Two miles from Jersey Shore Medical Center.

